

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting May 21-22, 2003

Reference No.: 2.4d.(2)
Action Item

From: ROBERT L. GARCIA
Chief Financial Officer

Prepared by: Brice D. Paris
Division Chief
Right of Way

Ref: **DIRECTOR'S DEEDS**

The Department is requesting authority to transfer to the City of Bakersfield five parcels totaling 33.55 acres. The Department acquired the parcels for the State Route 58 Freeway project programmed with Kern County Regional Transportation Improvement Program (RTIP) funds in the State Transportation Improvement Program (STIP). Since the acquisition of the parcels, the State Route 58 Freeway project was terminated and replaced by the Westside Parkway Project also programmed in the STIP using Kern County RTIP funds. The parcels are still needed for the Westside Parkway Project that is being delivered by the City of Bakersfield.

ISSUE:

Should the Commission approve the transfer of the five parcels acquired by the Department for the now terminated State Route 58 Project to the City of Bakersfield for the Westside Parkway Project? The Commission's approval would allow the transfer of the five parcels at no cost to the City of Bakersfield.

RECOMMENDATION:

The Department of Transportation is presenting this request to the Commission for authority to transfer five parcels to the City of Bakersfield. The items included on this agenda involve an estimated current value of \$9,157,282. The State will receive a return of \$0 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

Deeds by which fee title is to be conveyed:	5
<u>01</u> -06-KER-58-R71.6	Bakersfield
Disposal Unit DD084162-01-01	6.55 ac
Convey to City of Bakersfield	Appraisal \$1,854,304
<u>02</u> -06-KER-58-R71.6	Bakersfield
Disposal Unit DD084162-02-01	10.43 ac
Convey to City of Bakersfield	Appraisal \$2,952,264

03-06-KER-58-R71.6
Disposal Unit DD084163-01-01
Convey to City of Bakersfield

Bakersfield
75,271 sf
Appraisal \$640,000

04-06-KER-58-R66.1
Disposal Unit DD084306-01-01
Convey to City of Bakersfield

Bakersfield
10.37 ac
Appraisal \$3,220,214

05-06-KER-58-R66.1
Disposal Unit DD084307-01-01
Convey to City of Bakersfield

Bakersfield
4.52 ac
Appraisal \$490,500

BACKGROUND:

At the April 4, 2002 California Transportation Commission meeting, the then programmed Route 58 Freeway project (PPNO 3455) was terminated and replaced by the Westside Parkway Project to be implemented by the City of Bakersfield. The project would be constructed as a local road and be in the same vicinity as the terminated Route 58 Freeway Project. The five parcels were originally acquired for \$9,157,282 and were funded from Kern County's regional shares.

The City of Bakersfield has certified that all or a portion of the parcels are in the Right of Way required for the Westside Parkway Project.

Commission resolution G-02-04 approved the reprogramming of STIP funds for the Route 58 Freeway Project for the City's Westside Parkway replacement project. It also acknowledged the Right of way capital expenditures to date on the replaced State Route 58 Project. It did not, however, clearly specify that the subject parcels within the State Route 58 Project were to be transferred to the City for their Westside Parkway Project. Approval of this item will authorize the conveyance.

Attachments

SUMMARY OF DIRECTOR'S DEEDS PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - MAY 2003

Table I - Volume by Districts

District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %	
								% Return	From Sales Current Value
01					0	\$0	\$0		
02					0	\$0	\$0		
03					0	\$0	\$0		
04					0	\$0	\$0		
05					0	\$0	\$0		
06	5				5	\$9,157,282	\$0		0%
07					0	\$0	\$0		
08					0	\$0	\$0		
09					0	\$0	\$0		
10					0	\$0	\$0		
11					0	\$0	\$0		
12					0	\$0	\$0		
Total	5	0	0	0	5	\$9,157,282	\$0		0%

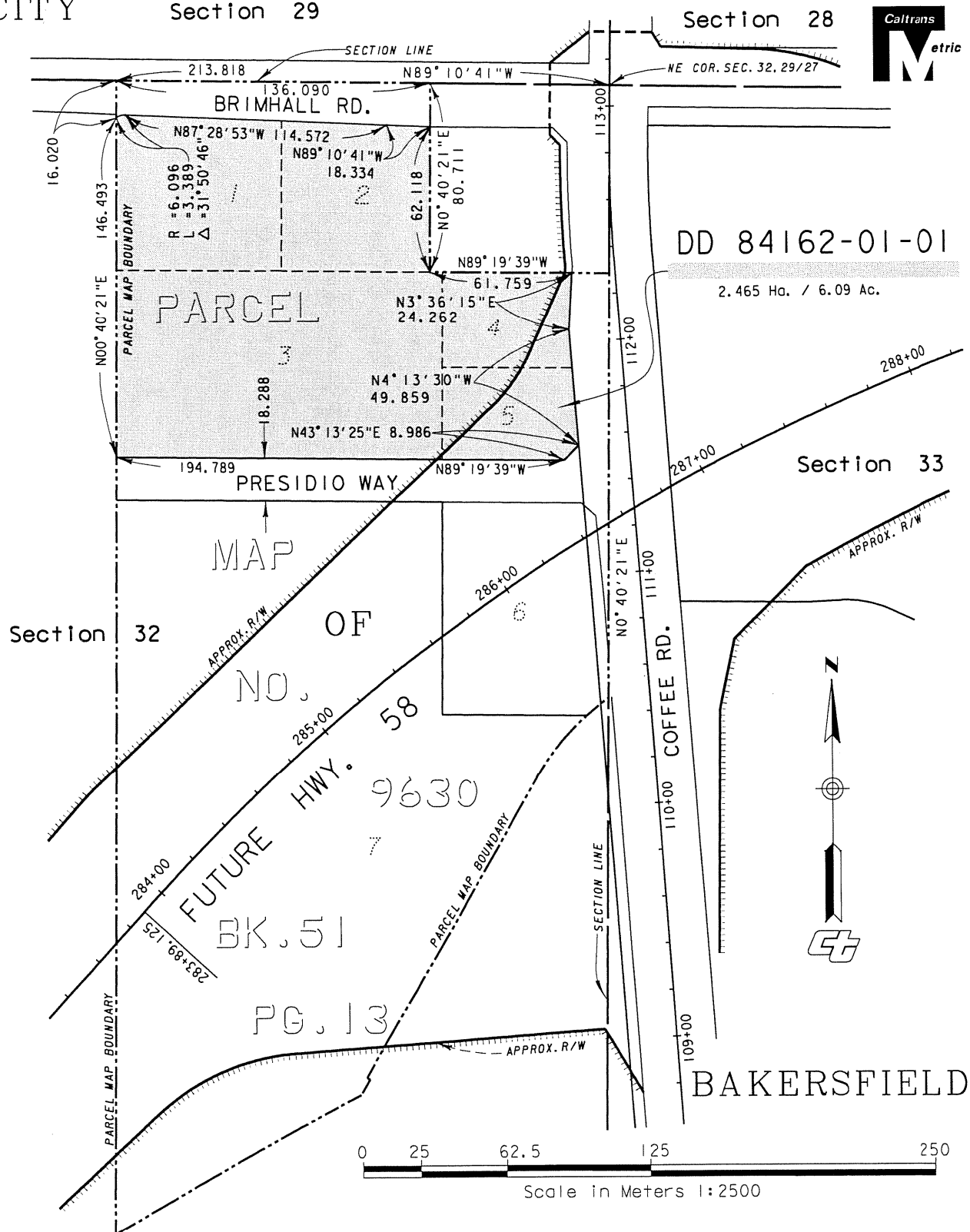
Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %	
				% Return	From Sales Current Value
Direct Sales	5	\$9,157,282	\$0		0%
Public Sales	0	\$0	\$0		
Non-Inventory Conveyances	0	\$0	\$0		
Sub-Total	5	\$9,157,282	\$0		0%
Other Funded Sales	0	\$0	\$0		
Total	5	\$9,157,282	\$0		0%

Drawn By: KV
Checked By: JDR

T. 29S., R. 27E., M. D. B. & M.
CITY Section 29

DIST.	COUNTY	ROUTE	KILOMETER MILE	SHEET NO.	TOTAL SHEETS
6	Ker	58	71.6	2	2



CONVERSION FACTOR: This survey is in meters.
Multiply by 3937/1200 to convert to feet.

Areas are shown in ground

LEGEND
 ||||| Access Prohibited

DD 84162-01-01

DIRECTOR'S DEED MAP

Scale 1:2500

MARCH 2003

Drawn By: KV
Date: 03-04-03

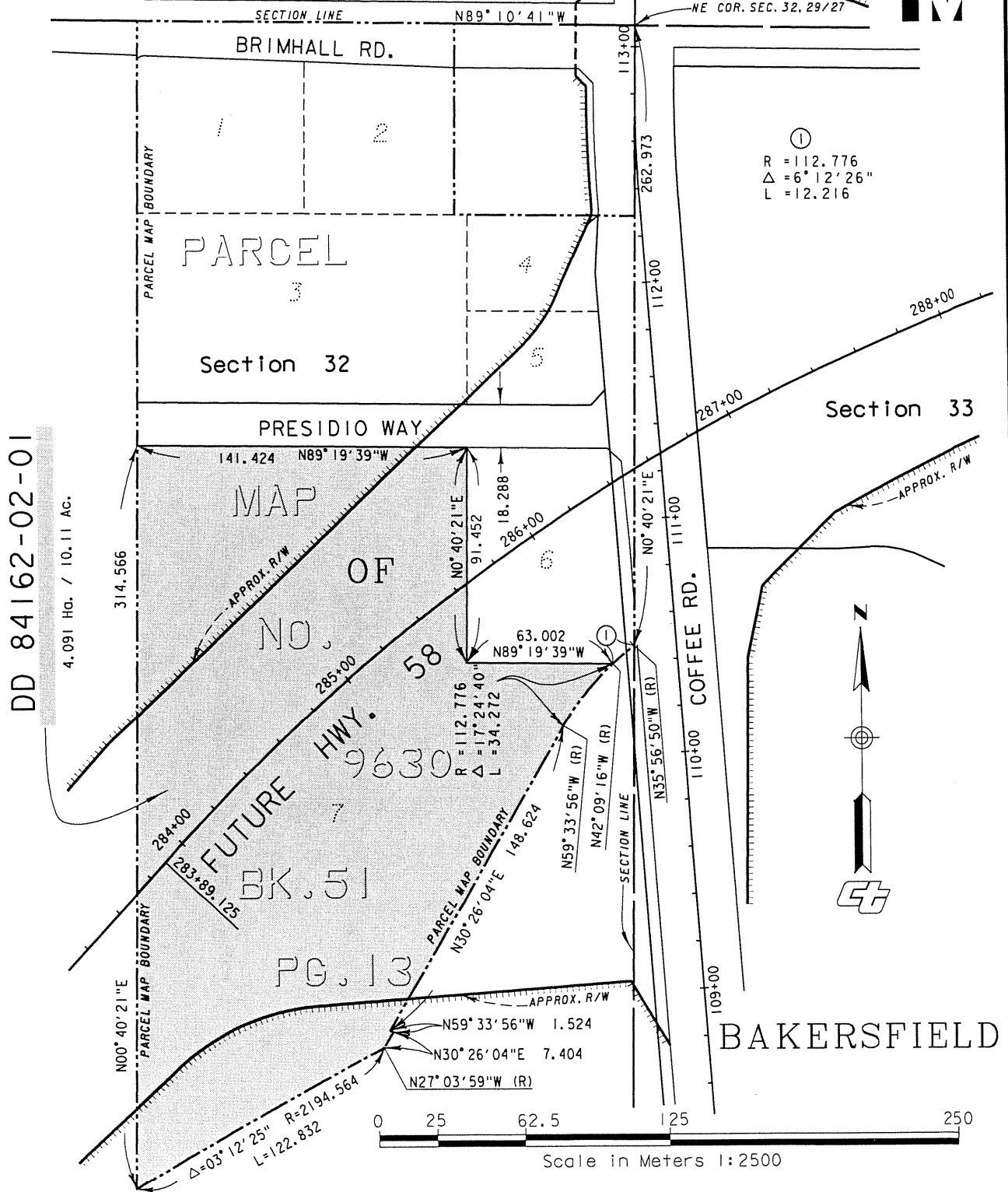
Checked By: JDR
Date: 03-24-03

T. 29S., R. 27E., M. D. B. & M.

DIST.	COUNTY	ROUTE	KILOMETER MILE	SHEET NO.	TOTAL SHEETS
6	Ker	58	T71.6	2	2

CITY Section 29

Section 28



CONVERSION FACTOR: This survey is in meters.
Multiply by 3937/1200 to convert to feet.

Areas are shown in ground

LEGEND
Access Prohibited

DD 84162-02-01

DIRECTOR'S DEED MAP

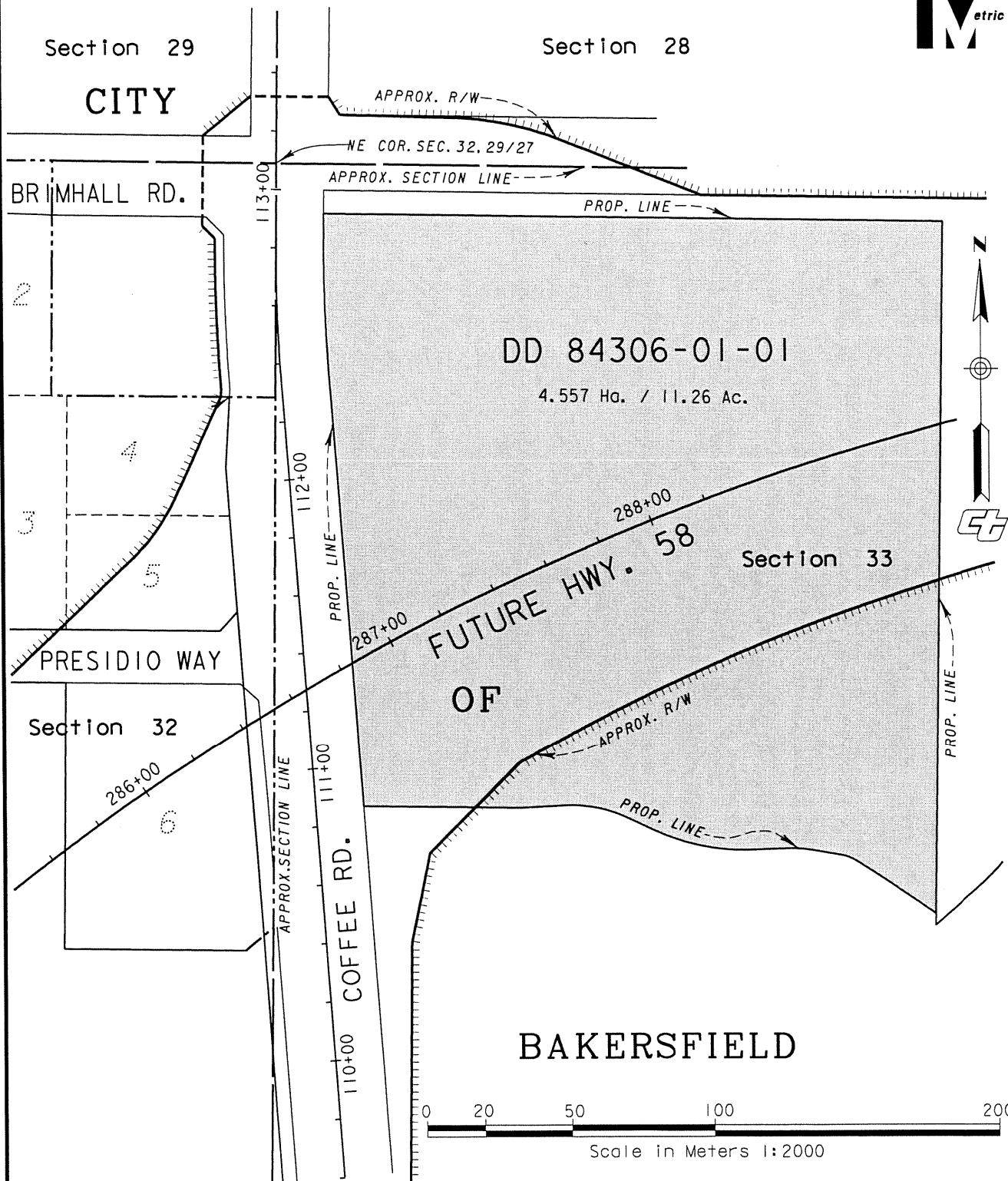
Scale 1:2500

MARCH 2003

Date: 03-06-03
 Date: 03-24-03
 Drawn By: KV
 Checked By: JDR

T. 29S., R. 27E., M. D. B. & M.

DIST.	COUNTY	ROUTE	KILOMETER MILE	SHEET NO.	TOTAL SHEETS
6	Ker	58	T71.6	2	2



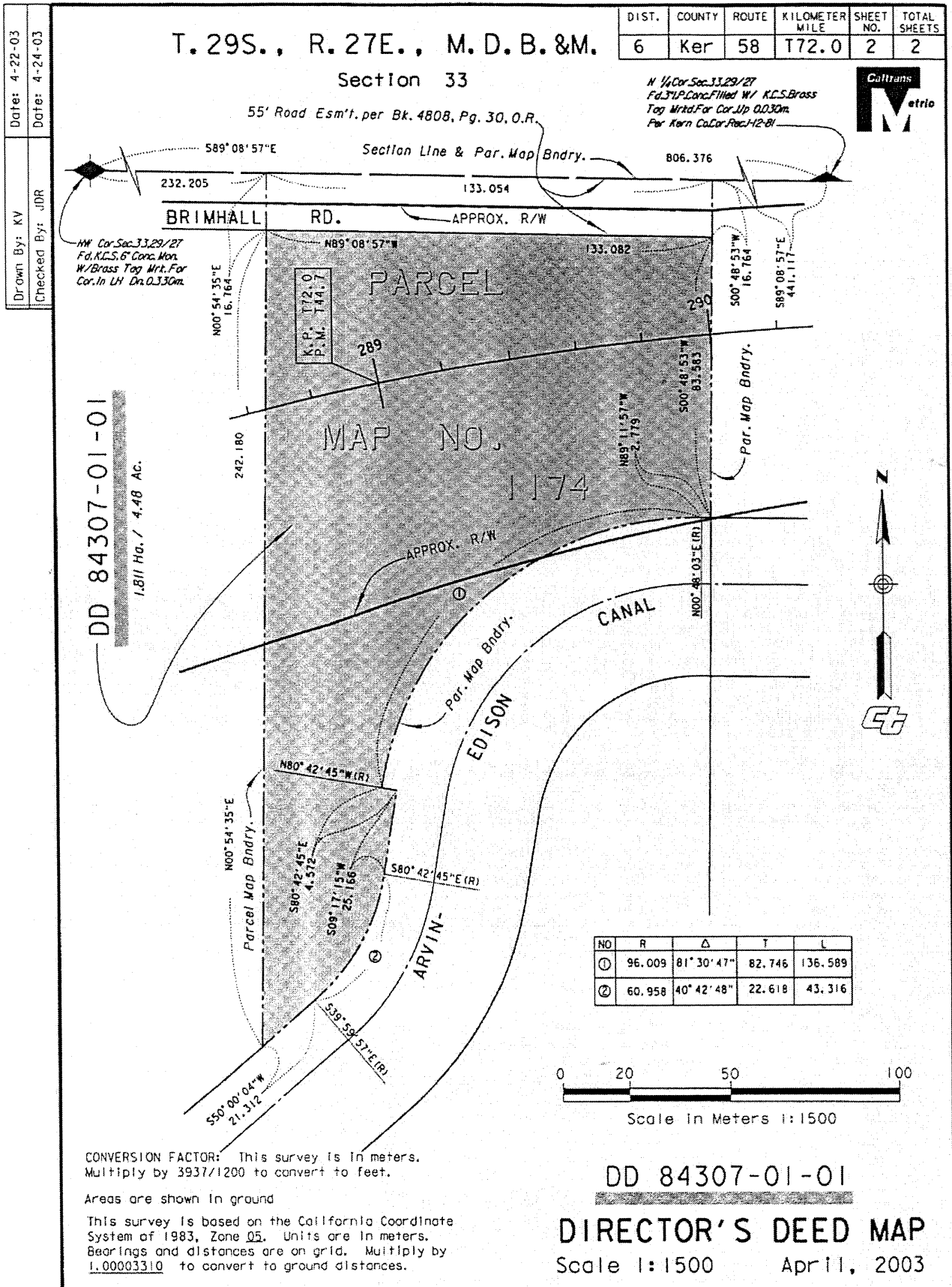
CONVERSION FACTOR: This survey is in meters. Multiply by 3937/1200 to convert to feet.

Areas are shown in ground

LEGEND
 - - - - - Access Prohibited

DD 84306-01-01

DIRECTOR'S DEED MAP
 Scale 1:2000 March 2003



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